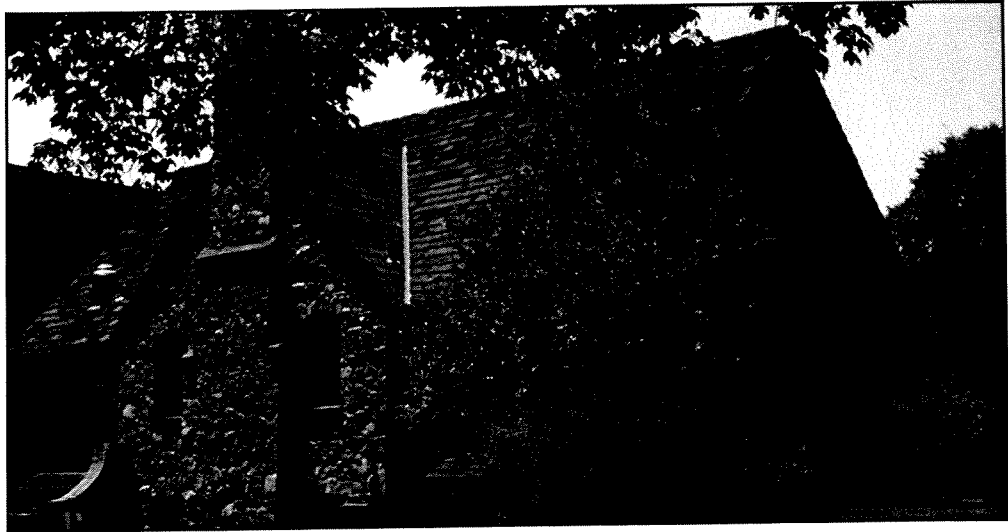

CHAPTER 5

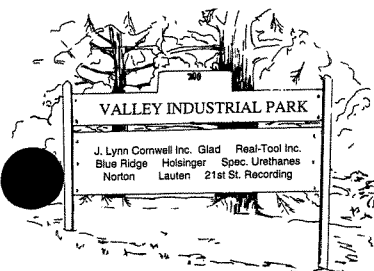
Public Facilities & Utilities



Unlike most new suburban communities in Loudoun County, the County and Town have already made substantial public facility investments in Purcellville. However, additional development will increase demands on existing facilities and will likely create the need for additional facilities. Funding capital facilities improvements will be a challenge jointly shared by the County and the Town in the future, particularly if residential development in the Town and UGA continues at a pace that far outstrips non-residential development.

In an ideal setting, revenues from non-residential development would completely offset capital facility costs associated with new residential development. However, in Loudoun and Purcellville, and in similarly situated, rapidly growing localities on the fringe of metropolitan areas, residential development generally precedes or outstrips non-residential development by several years. This presents a problem because residential development generally does not pay for itself; in other words, property taxes and other revenues generated by new residential development do not cover the cost of providing services to new residents. In addition, few communities ever achieve a jobs/housing balance that results in “excess” revenues for funding capital improvement projects.

In the Purcellville UGA, land use policies seeking an appropriate mix of residential and non-residential development are the first step toward addressing capital facility needs. Equally important are policies that address how capital facilities will be financed and how service responsibilities will be shared by the Town and the County.



A. Sewer and Water Facilities

The availability of sewer and water service is probably the single most important influence that will shape and guide growth in the Purcellville Urban Growth Area. The Town of Purcellville operates its own wastewater treatment and water treatment facilities that serve land within the corporate limits of the Town. The entire Town of Purcellville is already served by public sewer and water lines or is planned for public sewer and water service in the future.

The Town of Purcellville has a 400,000 gallon per day (gpd) water treatment plant with expansion capability of up to 750,000 gpd. The State limit on treatment is 475,000 gpd based on the reservoir yield and supplementary wells. The Town also operates a 500,000 gpd secondary sewage treatment plant which is currently operating near capacity. The possibility of extending existing Town water and sewer service into the planning area outside the corporate limits is limited at this time due to the need to provide service within the Town limits.

The Town is currently considering several alternatives for increasing its water supply, including raising the height of the dam at the J. T. Hirst Reservoir. Dewberry and Davis, engineers for the Town, estimate that with a higher dam, the Town may be able to increase its water supply up to 600,000 gpd. The Town's wastewater treatment plant has expansion capacity of up to 900,000 gpd at its present location. If the Town advocates reservation of water and sewer resources for development within the Town exclusively, the County and Town will need to pursue alternative central sewer and water options to serve development in the Urban Growth Area.

The policies of the plan recommend that the Town and County support completion of a sewer and water master plan (which is currently underway) for the Town and the UGA within a year of the adoption of this plan. The policies suggest that a regional sewer and water solution may be one way to accommodate the needs of the UGA. Funding for needed facility improvements is expected to be primarily the responsibility of the development community.

Sewer and Water Facilities Policies

1. The County and Town support the Town's effort to complete a sewer and water master plan to identify the most viable option for providing additional sewer and water capacity and service to accommodate planned development in the Town and the Purcellville Urban Growth Area. If a regional sewer and/or water alternative proves to be the most feasible option, the Town and County will encourage and support cooperation between the Town of Purcellville and other entities (for example, the LCSA or other towns) that may participate in a regional solution.
2. Central (municipal or regional) sewer and water will be the preferred method of sewer and water service for all new residential and non-residential development in the Purcellville UGA. However, this policy is in no way intended to limit the development of individual houses,

uses, or rural subdivisions on individual well and septic systems as permitted in the UGA under existing zoning.

3. The use of communal, interim or alternative wastewater treatment systems and communal water supply systems will generally not be permitted in the UGA. However, communal wastewater and/or communal water supply systems may be permitted in the UGA to serve rural hamlets on existing A-3 or CR-1 properties in the UGA, subject to Commission Permit approval if the proposed hamlet development achieves the following objectives:
 - a. The hamlet is designed to assist in creating a greenbelt and provides a transition to rural areas at the edge of the UGA;
 - b. The hamlet preserves open space and natural resources;
 - c. The communal systems serving the hamlet are designed to be compatible with and ultimately tie into the central (municipal or regional) utility system that will serve the UGA.
 - d. The Loudoun County Sanitation Authority must own and operate any communal wastewater treatment systems and all such systems must meet applicable state and federal regulations.
4. The Town of Purcellville will be the designated provider of central (municipal or regional) sewer and water service in the UGA unless another provider is mutually agreed upon by the Town and the County.
5. Extensions of sewer and water service to Rural Areas outside the UGA will not be permitted except as specified in the General Plan.
6. Construction of sewer and water facilities to serve the UGA will be financed primarily by the development community; however, the Town may choose to assist in funding sewer and water improvements that will directly benefit residents of the Town.
7. In addition to conventional funding mechanisms, the County and Town will support the use of innovative funding mechanisms such as proffers, special taxing districts, sewer consortiums, etc. to finance sewer and water improvements in the UGA.
8. The sewer and water master plan for the UGA shall be completed within one year of the adoption of this plan. The Purcellville Town Council and the County Board of Supervisors will establish a schedule for completion of such a plan upon adoption of the PUGAMP.

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9. If it is deemed in the best interest of the Town and the County, the Town and the County may initiate a revision to the sewer and water policies of this plan and/or the joint annexation agreement to accommodate a private proposal to finance in whole or in part the construction of new central (municipal or regional) sewer and water facilities or the improvement of existing facilities designed to accommodate growth in the Purcellville Urban Growth Area. Any new facility and/or improvements to the existing facility shall be owned and operated by the Town unless another owner/operator is mutually agreed on by the Town and the County.

B. Public Facilities & Services

Existing facilities in the Town of Purcellville will assist in offsetting some of the service demands typically associated with growth. The Purcellville UGA, unlike developing areas in the eastern third of the County, is centered around an existing community with a number of public facilities in place. One of the reasons the County encourages growth in and around existing towns is to reduce the cost of providing public services. It is cheaper to residents of the County and the Town if new growth occurs in areas where public facilities are available and have excess capacity to accommodate growth.

The County and the Town currently share the responsibility for providing public services in the Town and the Purcellville UGA. However, the County is responsible for the most capital intensive and expensive public service: schools. Approximately 70% of the capital costs associated with new residential development are school related. Since the Town agreed to forego its right to seek city status as part of the joint annexation agreement, it is unlikely that the Town will ever be responsible for schools in the UGA or the Town. At present, the Town of Purcellville and the UGA are served by two elementary schools, a middle school and a high school. Although each of these school facilities currently have limited excess capacity available, development in the UGA will require that school capacity be re-evaluated.

The Town of Purcellville, because of its central location, is also home to a variety of County facilities that serve the entire western Loudoun region. The public library in Purcellville, operated by the County's Department of Library services is the largest library in western Loudoun County. Therefore, the 15,300 square foot facility houses 74,500 books and is larger than required to serve the current population of the Town. The County's Department of Parks and Recreation operates the Loudoun Valley Community Center which offers a variety of recreational programs and houses a senior center/cafe operated by The Area Agency on Aging. The County has also recently purchased property for a regional park just west of Purcellville. Franklin Park will provide a variety of active and passive recreational opportunities for western Loudouners. In addition to other facilities, the

County's Department of Mental Health/Mental Retardation operates three residential facilities in Purcellville.

The Town also provides important services to Purcellville residents including police protection, trash removal, sewer and water service, and limited road maintenance, street lighting and snow removal. The Town recently completed renovation of an existing building that houses the Town's administrative staff, the police department and council chambers. Although the Town does not have a Department of Parks and Recreation, the Town does have a Parks Advisory Board and may in the future begin to take a more active role in providing park and recreation services in the Town and possibly the UGA. The Town operates a small park adjacent to the government center and is in the process of acquiring a stream valley park on the north side of Town. Additionally, Fireman's Field, owned by the volunteer fire company, offers recreational opportunities to Town residents.

Although the County provides limited funding and training to all volunteer fire and rescue companies, these services are provided primarily through volunteers who depend on private donations. Purcellville has active volunteer fire and rescue squads that have facilities in Town.

Since there are many facilities already in place in Purcellville, capital facility needs in the UGA will be less extensive than in other areas of the County where little investment has occurred. The following policies recommend that the Town continue as the location of new and improved facilities to the greatest possible extent. However, certain new facilities, such as elementary schools, may be more appropriate in the UGA to serve a local population. The policies also recommend that the Town and County share capital facilities contributions garnered as part of rezoning in proportion to the services provided by each jurisdiction.

Public Facility and Services Policies

1. The County and Town will encourage the continued use and enhancement of existing public facilities serving the Town and the Urban Growth Area.
2. The Town of Purcellville will generally be the preferred location for new public facilities unless a suitable site is not available in the Town, or the facility (such as an elementary school) is designed to serve a local or neighborhood population. The preferred location for new school sites is shown on Figure 10, p. 48. The Loudoun County School Board and School Administration staff will be requested to re-evaluate school needs and preferred locations following completion and adoption of the Sewer and Water Master Plan and once a phasing proposal for the UGA is complete (see also Phasing Policy #3, p. 58).
3. A full complement of public facilities and services will be provided to serve a growing population in the Purcellville area.

Purcellville Urban Growth Area Management Plan

Existing and Proposed School Locations

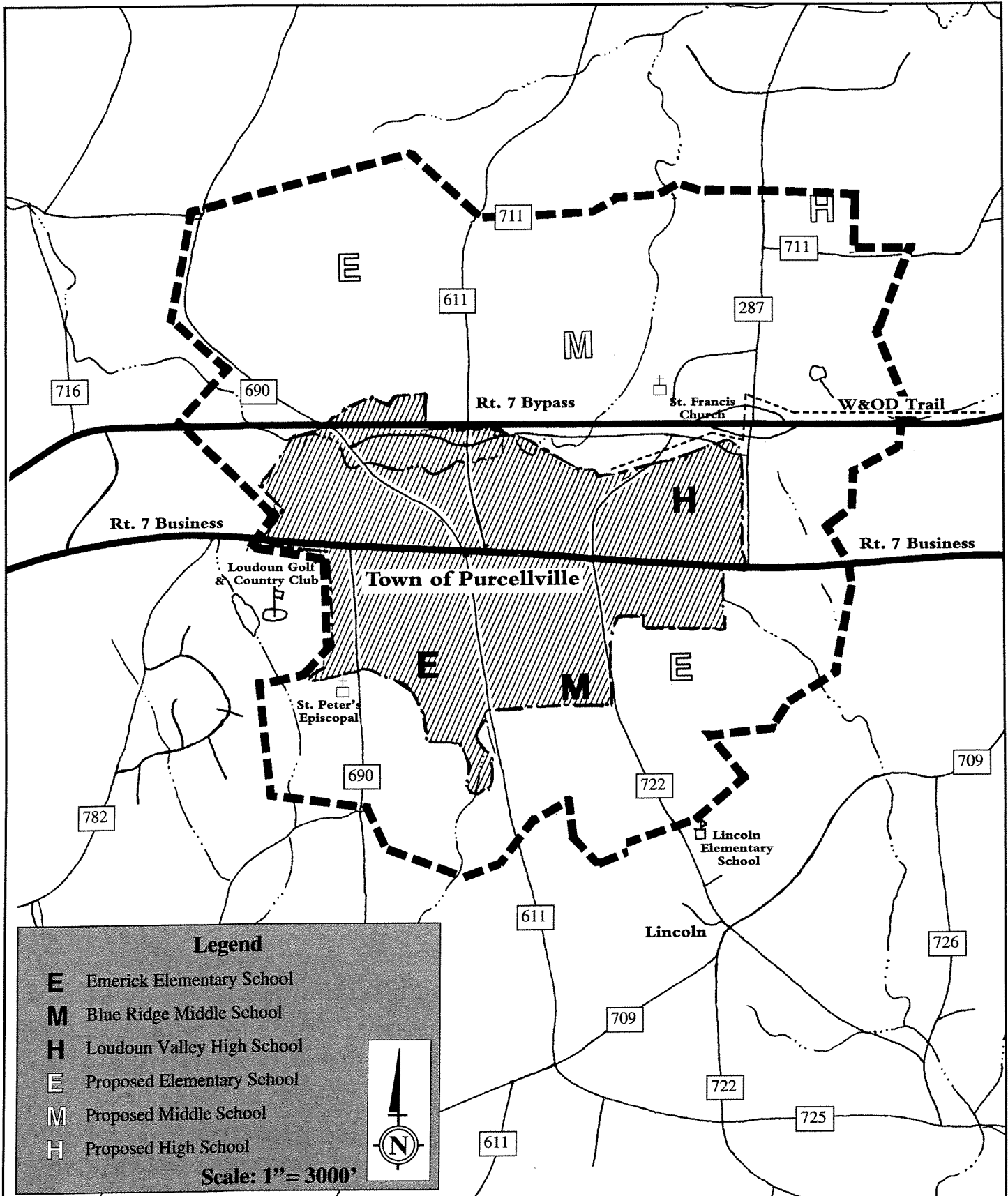


Figure 10.

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4. The County will encourage that the provision of services be a joint effort between the public and private sectors through a combination of conventional sources, such as state and local tax revenues, grants, and innovative funding mechanisms (such as proffers, user fees and special taxing districts) when appropriate.
 5. Capital facility proffers in the Purcellville UGA shall be evaluated in accordance with capital facility proffer guidelines of this plan (p. 59).
 6. Capital facility proffers for rezonings in the UGA will be shared between the Town and County at time of rezoning according to which jurisdiction will be constructing/maintaining and/or funding the remaining portion of the facility. Capital facilities proffers will generally be distributed as follows:
 - a. Land, cash, and in-kind proffers for capital costs related to schools, libraries, mental health and mental retardation, senior citizens services, judicial services and other human services not provided by the Town will be disbursed or dedicated to the County or its designee.
 - b. Land, cash and in-kind proffers for capital costs related to police protection, recycling or trash removal, and general government will be disbursed to the Town or its designee.
 - c. Cash contributions for park and recreational facilities and capital improvements will be divided as follows:
75% of the funds will go to the County to be used for the development of Franklin Park and 25% of the funds will go to the Town. At such time as Franklin Park is completely developed, cash contributions for park and recreational facility improvements will be divided evenly between the Town and the County. Land dedicated for public park facilities in the UGA will be dedicated to the Town or its designee.

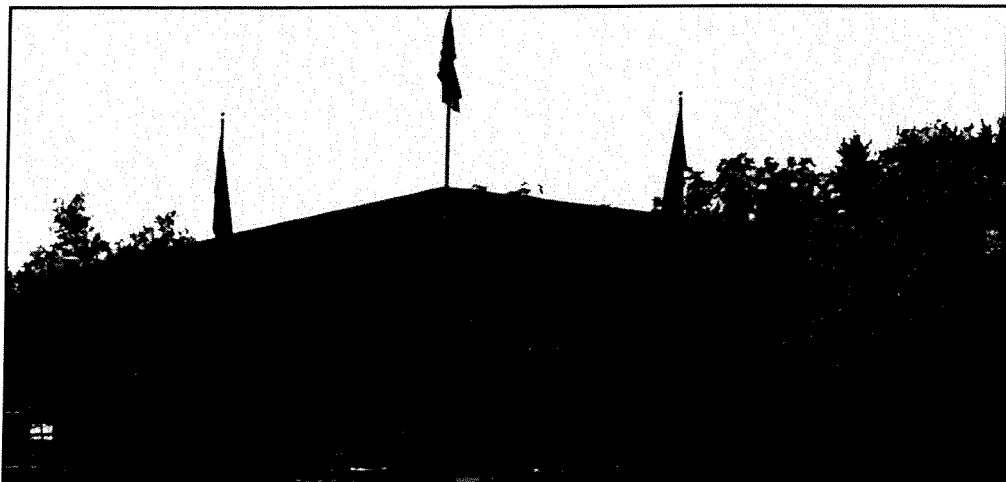
This policy should be re-evaluated every five years as the plan and joint annexation agreement are evaluated or at such time as the Town assumes an enhanced role in service delivery.

C. Energy and Communications Facilities

Gas, electrical and communication services are essential components of daily life that are generally invisible to most residents. As new development occurs in the Town and in the UGA, however, existing facilities will need to be upgraded or expanded to accommodate new houses and businesses. While cost effective provision of these services will be

essential to ensure the economic growth of the area, the location of switching stations, transformer yards, towers and associated facilities can have a significant visual impact on surrounding uses. The following policies seek to confine such uses to appropriate non-residential areas and to encourage buffering and screening to minimize the impact on surrounding uses.

1. The County and Town will work with energy and communication service providers to plan for and accommodate utility expansion (gas, cable, electricity, telephone, etc.) needed to serve development in the UGA. Utility substations and communication facilities will meet the following locational criteria:
 - a. Utility lines and facilities should be grouped and buried to the greatest possible extent;
 - b. When reasonably possible, new communication towers, substations and other large scale utility improvements should be located in areas designated for non-residential development;
 - c. High tension power lines, communication towers, and similar facilities should be sufficiently separated from adjacent residential uses to minimize potential health and safety risks;
 - d. Towers and other structures should be sited, screened, buffered, bermed and landscaped to minimize the view of the facility from adjoining roads and properties.
2. The plan supports the location of an electrical substation at the edge of the UGA, adjacent to the W&OD trail, near the intersection of the Route 7 Bypass and Route 287 (as illustrated on Figure 8, p. 33) to accommodate additional power demands in the Purcellville UGA.



The Purcellville Town Hall serves as a focal point for civic and community activities in the Town.